

29822

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EDWARD T. ABTS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL A. ABTS, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the most Southerly corner of Lot 6 in Block 27, of FIRST ADDITION to the City of Klamath Falls, Oregon, and running thence Northeasterly along Grant Street 53 feet; thence Northwesterly at right angles to Grant Street and along the lot lines of Lots 6 and 7 in said Block 27, 50 feet; thence Southwesterly and parallel with Grant Street 53 feet to the Easterly line of Second Street; thence Southeasterly along the Easterly line of Second Street to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Trust Deed in favor of Amfac Mortgage Corporation, recorded December 30, 1975 in Vol. M75, pg. 16315, Microfilm Records of Klamath Co., Oregon, which the grantee herein agrees to assume and pay according to the terms contained therein and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,300.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18 day of May, 1977. If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Edward T. Abts
EDWARD T. ABTS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
May 18, 1977

Personally appeared the above named
Edward T. Abts

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of } ss.
Personally appeared, 1977, and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

STATE OF OREGON, } ss.
County of KLAMATH

I certify that the within instrument was received for record on the 19th day of MAY, 1977, at 10:52 o'clock A.M., and recorded in book N77 on page 8731 or as file/reel number 29822.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
By [Signature] Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael T. Abts
6620 Nixon Dr.
Klamath Falls, Ore.
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Amfac Mtg Corp.
Portland, Ore.
NAME, ADDRESS, ZIP